



Astana



Bamako



Belmopan



Freetown



Meridia

Industry Advisory Panel

December 7, 2006

United States Department of State
Overseas Buildings Operations



www.state.gov/OBO



The Mandate

- Our facilities play a critical role in Secretary Rice's focus on transformational diplomacy
- Delicately put in place new and improved diplomatic platforms overseas that provide security and safety, and allow for the transformation of diplomacy for the United States Government



Some Quick Facts

Opened/Year

New Facilities

2001

One

2006

Fourteen

OMB's "PART" rated OBO's New Construction Program for Capital Security Construction 97% (Effective) –Among the highest scores in the Federal Government.



OBO's Operating Focus

Results-Based Operations and Maintaining a Level Playing Field with Contractors

- Performance
- Accountability
- Discipline
- Credibility

("Communication and Transparency" is the Mantra)



2001-2006 Results

1. Abidjan
2. Abu Dhabi
3. Abuja
4. Astana
5. Bamako
6. Baghdad IOB
7. Bogotá NOX
8. Cape Town
9. Conakry
10. Conakry NOX
11. Dar Es Salaam
12. Dar Es Salaam NOX
13. Dili
14. Doha
15. Dushanbe



US Consulate General Frankfurt, Germany



US Consulate General Istanbul, Turkey



2001-2006 Results

16. Frankfurt
17. Istanbul
18. Kabul ARG/NOX
19. Kabul NEC
20. Kampala
21. Kampala NOX
22. Lima NOX
23. Luanda
24. Nairobi
25. Nairobi NOX
26. Phnom Penh
27. Phnom Penh NOX
28. São Paulo
29. Sofia
30. Tashkent



US Embassy Sofia, Bulgaria



US Embassy Tbilisi, Georgia



US Embassy Zagreb, Croatia



2001-2006 Results

31. Tbilisi
32. Tirana Annex
33. Tunis
34. Yaoundé
35. Yerevan
36. Zagreb
37. Belmopan
38. Bridgetown
39. Kingston
40. Freetown
41. Belmopan NEC
42. Bridgetown NAB



US Embassy Tashkent, Uzbekistan

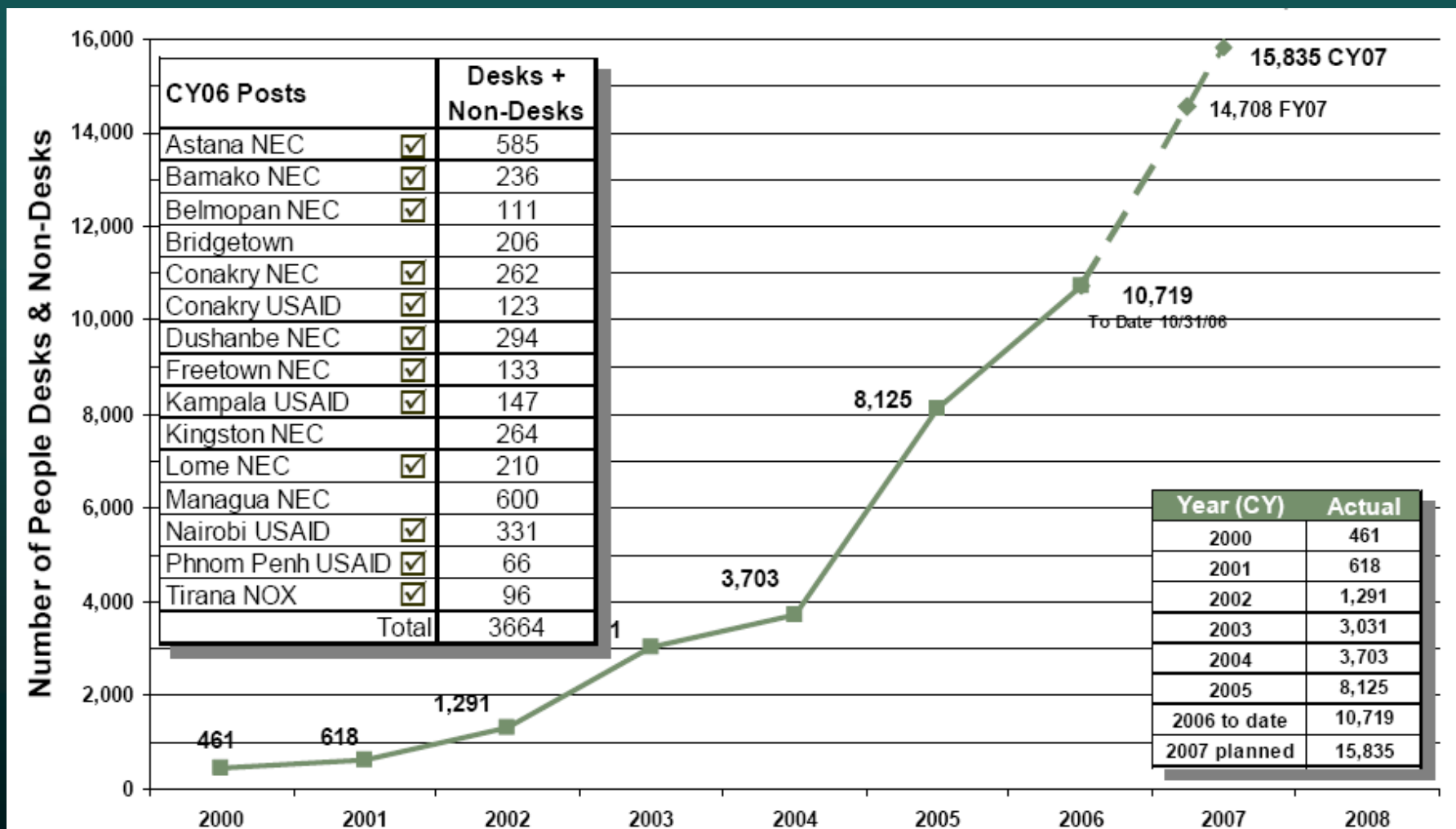


US Embassy Yerevan, Armenia



US Embassy Conakry, Guinea







Capital Construction Projects Under Design/Construction

1 Abuja NOX	32.0	19 Kigali NEC	106.0
2 Accra NEC	90.3	20 Kolonia NEC	5.0
3 Accra NOX	22.6	21 Koror NEC	5.0
4 Algiers NEC	90.5	22 Libreville NEC	79.7
5 Athens NOX	77.6	23 Lome NEC	72.9
6 Baghdad NEC	612.0	24 Managua NEC	79.9
7 Beijing NEC	434.0	25 Managua NOX	13.9
8 Berlin	143.0	26 Mumbai NCC	122.9
9 Bogota NOX	28.0	27 Panama City NEC	100.6
10 Ciudad Juarez NCC	96.1	28 Port-au-Prince NEC	108.5
11 Djibouti NEC	90.1	29 Quito NEC	98.9
12 Guangzhou NCC	150.4	30 Rangoon NEC	86.0
13 Jersulam NOX	22.5	31 Skopje NEC	75.7
14 Johannesburg NEC	88.2	32 Skipje NOX	8.1
15 Kathmandu NEC	90.7	33 Surabaya NEC	54.2
16 Kathmandu NOX	21.0	34 Suva NEC	62.3
17 Khartoum NEC	106.7	35 Teipei (design)	9.4
18 Khartoum NOX	20.0	36 Tblisi NOX	20.6
			<hr/> 3,325.3



What Is on Our Plate Today

- 36 NEC /Annex projects under design/construction (\$3.3B)
- 24 rehab projects underway (\$332.2M)
- 197 Compound Security and FE/BR replacement projects (\$190M) underway
- 14 NEC/Annex projects planned for FY 07
- 76 NEC projects in Long-Range Overseas Buildings Plan (\$6.5B)
- 17,681 properties at 265 locations to serve



New Facilities Awarded in 2006

- Abuja NOX
- Djibouti NEC
- Guangzhou NEC (design)
- Johannesburg NEC
- Khartoum NOX
- Libreville NEC
- Skopje NOX
- Surabaya NEC
- Suva NEC
- Tbilisi NOX



New Facilities Planned for Award in 2007

- Asuncion NEC
- Addis Ababa NEC
- Antananarivo NEC
- Beirut* NEC
- Brazzaville* NEC
- Harare* NEC
- Juba NEC/Housing
- Karachi* NEC
- Kinshasa NEC
- Manila NOX
- Ouagadougou NEC
- Riga NEC
- Sarajevo NEC
- Tijuana NEC
- ** Projects funded in FY06, to be awarded first quarter FY07*



Significant Recent Activity

- Opened Astana, Freetown, and Bamako
- Held Industry Days
- Environment Awards
- Held first-ever Two-Day Industry Matchmaking opportunity event
- Received three nominations in Global 2006 Energy Awards



Why "New Ways to Think, New Ways to Build?"

- OBO made strategic transformations in its organizational structure and processes during 2001- 2005.
- It was necessary at the end of 2005 to refocus on management thinking around the "shifting" world conditions to "get it right" in the future



What are the "Drivers" of This Condition Change?

- Several wars ongoing in the Middle East
- Tougher and unsettled issues in Africa and Central Asia
- Tighter budgets with "cost-control" at center stage
- Oversight activities' asking pointed questions about accountability and performance
- Workforce management, process flow, and system constraints need reworking
- Enhanced communication with industry partners with special emphasis on full-spectrum communications is necessary

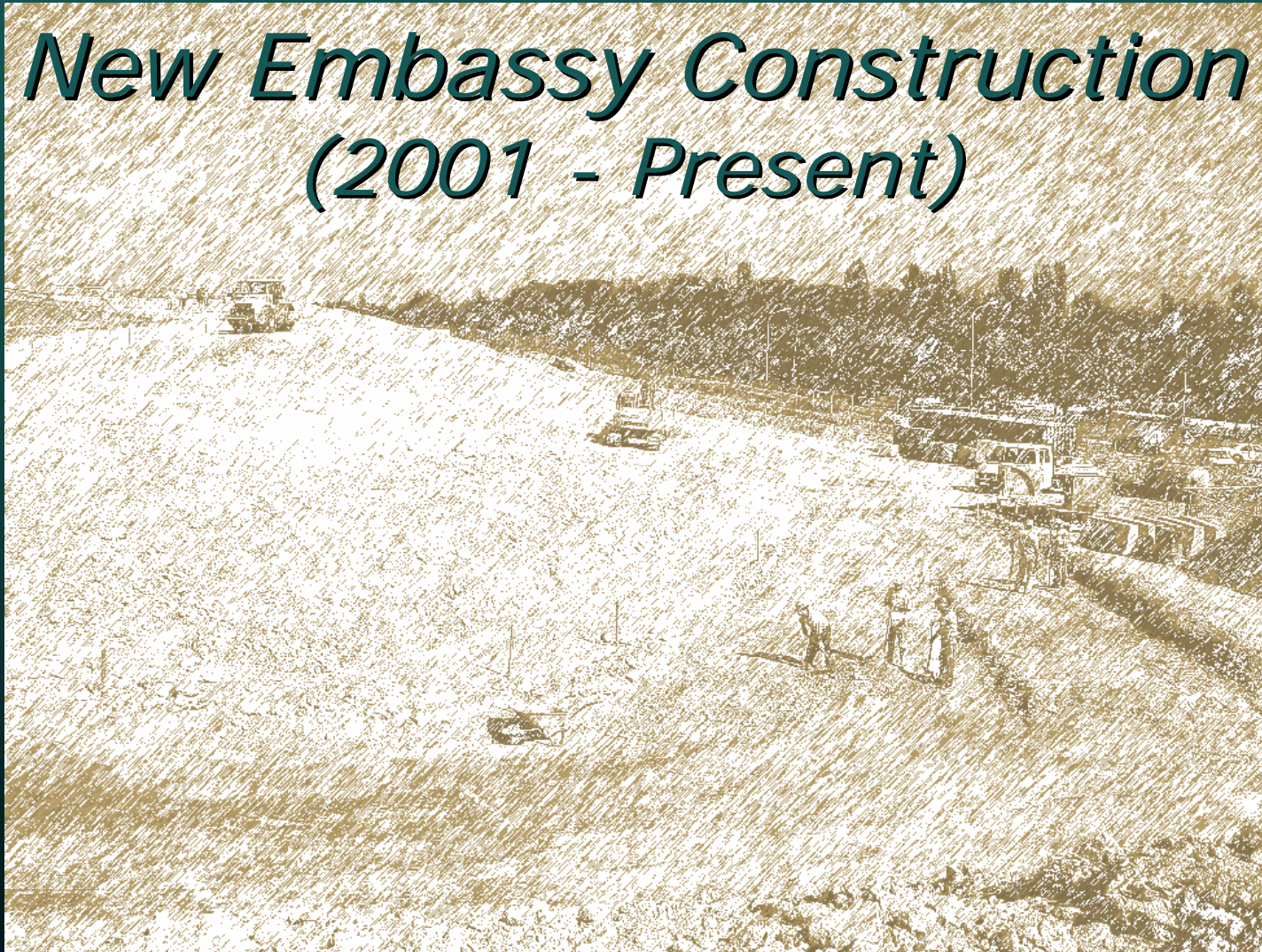


OBO's Management Focus Going Forward *"New Ways to Think—New Ways to Build"*

- Fine tune implementation of the Williams 20 project execution concepts.
- Streamline the operating processes and reduce the "touch" time with "lean" management
- Improve the "flow" throughout the organization
- Continue to emphasize proactive business initiatives
 - Risk allocation in place
 - Fraud prevention training
 - Better communication everywhere
 - Industry outreach at the grassroots



New Embassy Construction (2001 - Present)





Standard Site Master Plan

- Chancery Office Building
- Annex Office Building
- Warehouse/Shops
- Marine Security Guard Quarters
- Staff and Visitor Parking
- Recreation Center
- Site Development and Landscaping
- Compound Access Controls
- Perimeter Security Package





Completed Project (2002) *Doha, Qatar NAB*





Lima, Peru USAID (Annex)





Tunis, Tunisia NEC





Dar es Salaam, Tanzania NEC





Dar es Salaam, Tanzania MSGQ





Dar es Salaam, Tanzania (USAID Building)





Nairobi, Kenya NEC





Nairobi, Kenya MSGQ





Nairobi, Kenya USAID Annex





Istanbul, Turkey NEC





Zagreb, Croatia NEC





Abu Dhabi, United Arab Emirates NEC





Tirana, Albania MSGQ





Tirana, Albania Annex



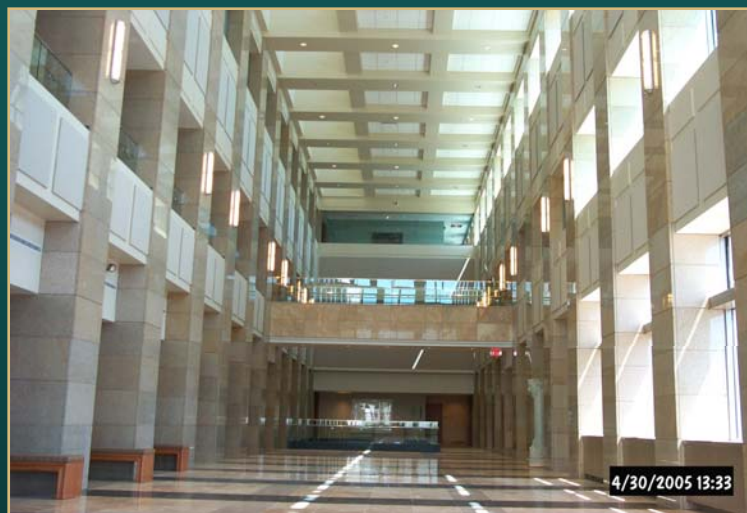


Sofia, Bulgaria NEC





Yerevan, Armenia NEC





Abidjan, Côte d'Ivoire NEC



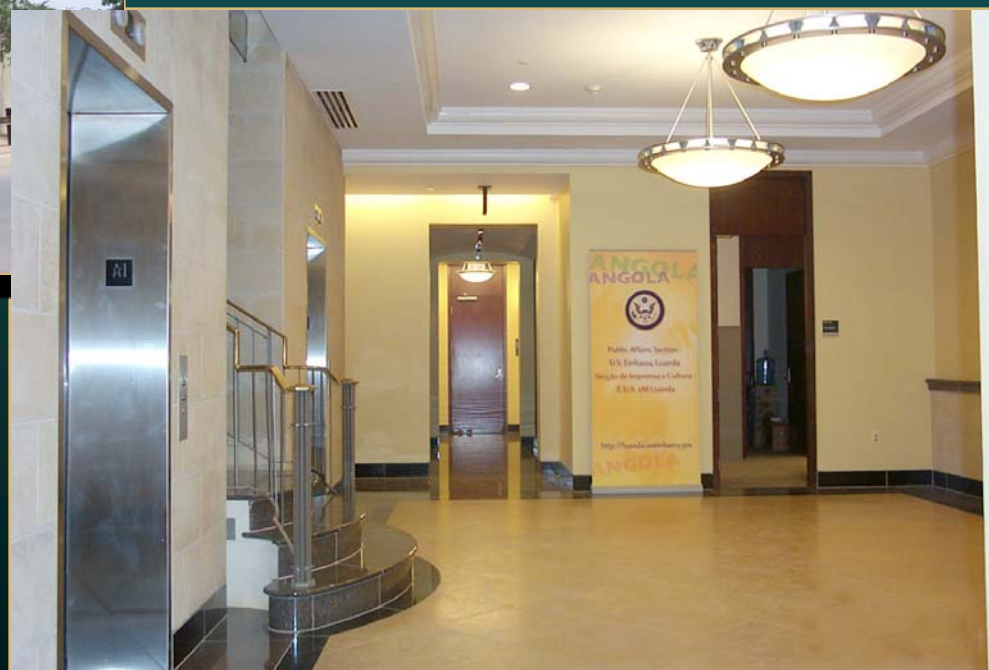


Abuja, Nigeria NEC





Luanda, Angola NEC





Cape Town, South Africa NEC





Yaoundé, Cameroon NEC

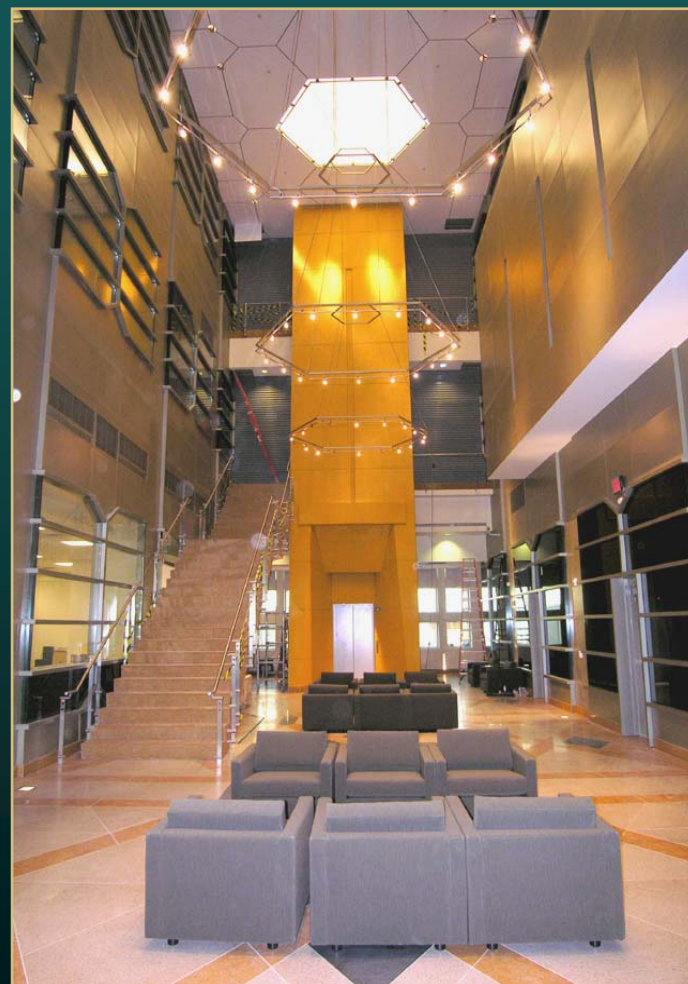




Kabul, Afghanistan NEC



(Phase 2)





Phnom Penh, Cambodia NEC





Frankfurt, Germany NAB





Tashkent, Uzbekistan NEC





Tbilisi, Georgia NEC





Conakry, Guinea NEC





Dushanbe, Tajikistan NEC





Astana, Kazakhstan NEC





Bamako, Mali NEC





Freetown, Sierra Leone NEC





Belmopan, Belize NEC





Bridgetown, Barbados NAB



98% Complete





Kingston, Jamaica NEC



98% Complete



Kingston, Jamaica Staff Housing Powell Plaza





Lomé, Togo NEC



93% Complete





Athens, Greece NOX

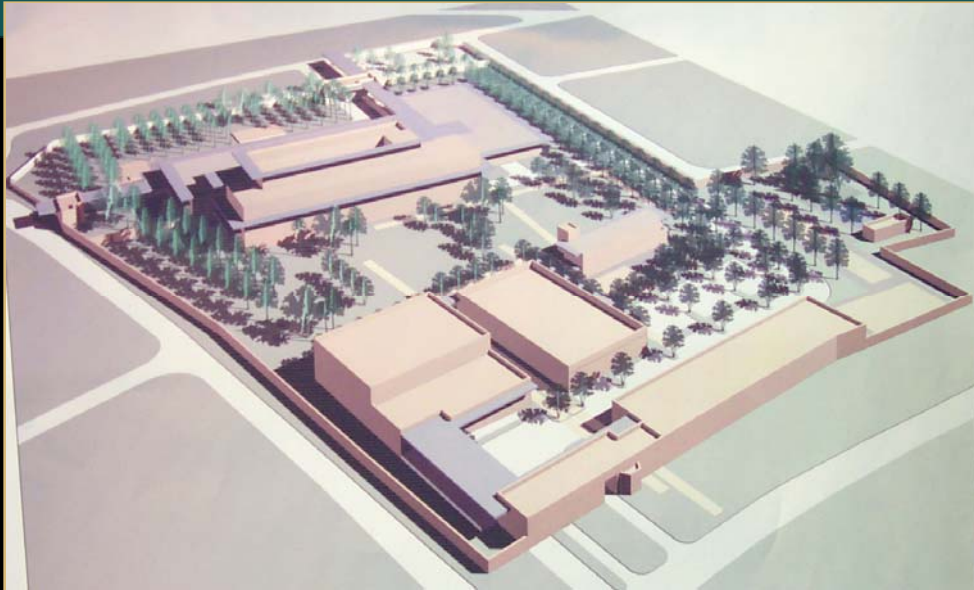


85% Complete





Accra, Ghana NEC



85% Complete





Managua, Nicaragua NEC



83% Complete





Katmandu, Nepal NEC



80% Complete





Panama City, Panama NEC



78% Complete





Algiers, Algeria NEC



73% Complete





Rangoon, Burma NEC

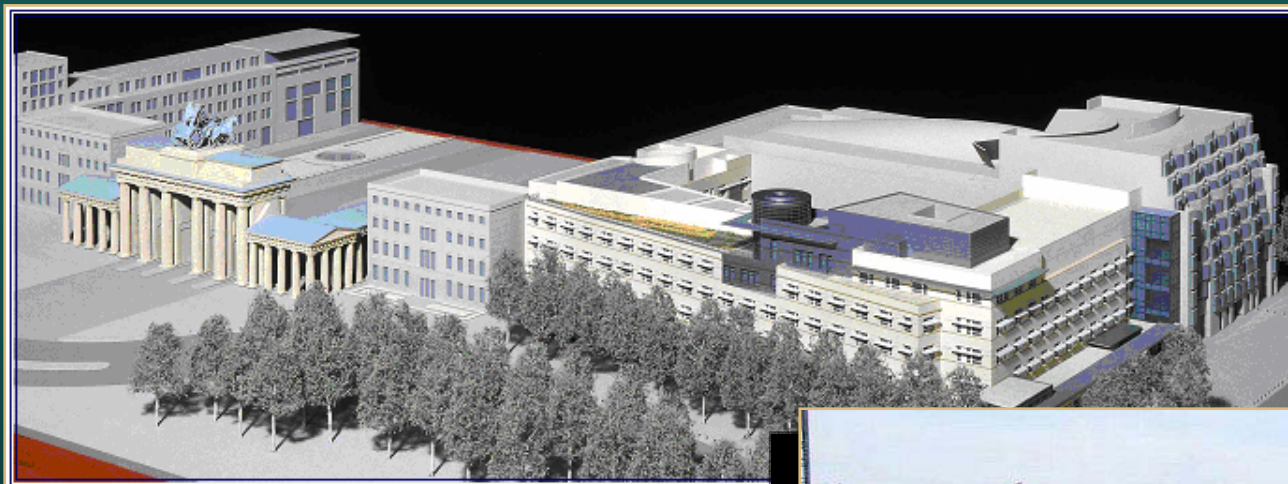


67% Complete





Berlin, Germany NEC



47% Complete





Port-au-Prince, Haiti NEC



38% Complete





Quito, Ecuador NEC



30% Complete





Skopje, Macedonia NEC



14% Complete





Mumbai, India NCC



6% Complete





Beijing, PRC NEC



50% Complete





Baghdad, Iraq NEC Status

- “Lean” construction execution is working
- Great management team
- Major challenges every day
- On schedule (65%)
- Managing to budget
- 9 months left to completion (24 months)
- Construction quality is superb



Tough Road Ahead

- Beirut
- Karachi
- Addis Ababa
- Khartoum
- Tripoli



What is new?

- Full implementation of the Williams 20
- Defined and clarified a Risk Allocation for major projects
- Moved to a “Lean Management” focus
- Moving to implement the use of Building Information Modeling (BIM) in 2007
- Revising and refining the RFP document